

PROJECT: Poplar Creek Tenant Improvements

TO: Restoration Management Company
3090 Independence Drive
Livermore, CA 94551

CONTRACT CHANGE ORDER NO. 1

Page 1 of 1

PO/SCON No. 0001354 Date 2/3/2025
Fund 590
Cost Center Facilities
Spend Category Other Contractual Services

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on your contract.

DESCRIPTION OF WORK

Following is a description of work to be done, estimate of quantities, and prices to be paid.

In November 2024, the City awarded construction contract to Jon K Takata Corporation dba Restoration Management Company in the amount of \$79,606.90 to begin Phase 1 of a 3-phase approach. This change order is to cover the remaining work to complete phase 1 and includes phases 2 and 3.

Total cost of change not to exceed: \$1,072,649.41

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above.

By reason of this proposed change, 0 days extension of time will be allowed.

Date Accepted: _____

Contractor (Jon K Takata Corporation dba Restoration Management Company)

By: _____

Title: _____

DISTRIBUTION: Purchasing, City Clerk, Contractor, Construction Manager, Project Analyst, Project File

STATEMENT OF ACCOUNT

Original Contract Price	\$79,606.90
Previous Change Orders	\$0.00
Total to date	\$79,606.90
This Change Order	\$1,072,649.41

Revised Contract Price \$1,152,256.31

Date Approved: _____

By: _____
Matt Fabry, Public Works Director

NOTE: This change order is not effective until approved by the Public Works Director.



Restoration Management Company - Hayward

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #:765595
Tax ID#: 94-3267563

Client: City of San Mateo
Property: 1700 Coyote Point Dr.
San Mateo, CA 94401

Operator: NPANDELI

Estimator: Nick Pandelis
Position: Project Director
Company: RMC
Business: 150 Beacon St.
San Francisco, CA 94080

Cellular: (510) 514-1491
E-mail: npandelis@rmc.com

Type of Estimate: Water Damage
Date Entered: 10/18/2024 Date Assigned:

Price List: CAPE8X_OCT24
Labor Efficiency: Restoration/Service/Remodel
Estimate: CIT170SFC209228-1

Inspections

This loss was inspected on 10/18/2024, as requested by the insurance company, property management, or the insured to provide an estimate and or causation report for the resulting damages.

Estimate

This estimate is intended to provide the costs associated with the necessary repairs of the damages stated above. **This estimate is written with work being completed during regular business hours using Davis-Bacon wage rates.**

This estimate has been prepared using an industry recognized independent third-party pricing database which has proved reliable for the type of repairs outlined. In the event it is later determined that an individual line item price does not adequately reflect current market place pricing, product availability, or other requirements or conditions unique to the individual project,

Restoration Management Company reserves the right to present a supplemental billing or change order outlining the revised costs for payment.

This estimate/bid reflects retail pricing that is competitive within the construction industry. Any additional supplements or change orders will also reflect retail pricing prior to the addition of Overhead and Profit listed at the end of this estimate/bid.

Scope of work

This document is intended to be a scope of work and an estimate of the related costs only. If a specific item is not included within then it is **not included** as this estimate/bid does not include hidden or concealed damages.

Supplements and/or change to the scope of work

Any supplements and/or change orders to the estimate will alter the costs and will likely delay the completion of this project. Restoration Management Company cannot be held responsible in any way for unforeseen delays that would be caused by changes in the scope repairs.



Restoration Management Company - Hayward

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #: 765595
Tax ID#: 94-3267563

Site preparation & demolition

Care will be exercised in all phases of the demolition needs. In the event, that a material is damaged that was intended for re-installation, a supplement or change order **may** be supplied to the appropriate financial party for approval to have Restoration Management complete the additional repair needs.

Contents

If there are contents being stored on site and need to be relocated during the restoration or re-construction, great care will be taken to move/protect as needed. If however, Restoration Management recommends these contents be removed while the restoration/repairs are being completed and a decision is made by other to leave in place during this process, we **cannot be held** responsible for damage that may occur.

Materials

The replacement materials used will be a like kind material matching grains, texture for the areas altered during the restoration process only. In the event the grain, texture, type of material is not satisfactory due to current supplier supply, Restoration Management reserves the right to supply a supplement and or change order to the appropriate responsible party.

Paints and Finishes

The paints and finishes if in this estimate are for matching color & Sheen. Paint applied to original materials with flaws such as dents, paint runs, etc, will not be corrected and may be visible. When paint is applied to new surface materials, the finish should be consistent with construction performance guidelines. In the event the color or sheen match is unsatisfactory, a supplement or change order estimate will be submitted to the appropriate responsible party for approval for Restoration Management to provide the labor and materials necessary to paint or finish any additional areas needed to achieve a uniform match.

Hazardous Materials

Restoration Management strongly recommends that before construction repairs begin, a survey of the structure be completed to determine if any of the building materials could contain asbestos, lead, or mold. If any of these conditions or materials are suspect, we highly recommend testing be completed. If the recommendation for testing is made but declined, Restoration Management will be held harmless in this regard.

Permits, Plans, Code Upgrades

This estimate does not include the following unless otherwise specified: code upgrades, architectural drawings, engineering, building permits and other fees. In the event a building department or other authority requires the above, it is beyond our scope and a supplement/change order will be provided to the appropriate responsible party outlining the additional needs that may be required.

Contracts and Payment Requirement

This document is not an authorization to proceed. If you would like to proceed with the work as outlined, you will need to sign a contract/ authorization document if you have not yet already done so.

When Restoration Management Company is selected to complete the repairs to the residence, building, structure, and after the contract/authorization has been signed, a payment schedule may also be presented that would outline payment needs as the project is being completed. The payment schedule is very important in the timely completion of the project and will be followed up with you by the assigned project manager or our accounting department.

Project Management

After all contracts/ authorizations have been completed, a Project Manager will be assigned to take care of your specific needs of this repair. The Project Manager will be responsible for the timely completion of your project at all times. You will find that your Project Manager will help guide you through all selections, scheduling, and product budgets to additionally assure your satisfaction.

For any further questions regarding this estimate/bid, please feel free to contact us at any time. We at Restoration Management Company look forward to working with you and hope we are able to meet and exceed your expectations.

Thank you for your consideration. We look forward to serving you.



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #:765595
 Tax ID#: 94-3267563

CIT170SFC209228-1

General

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
1. LAB	SUPERC	+ Commercial Supervision / Project Management - per hour						
	275	275.00 HR [*]		0.00+	183.39 =	0.00	10,086.46	60,518.71
2. DMO	DTRLR	- Tandem axle dump trailer - per load - including dump fees						
	4	4.00 EA [*]		623.31+	0.00 =	0.00	498.64	2,991.88
3. LAB	LBR	+ General Laborer - per hour						
	75	75.00 HR [*]		0.00+	152.68 =	0.00	2,290.20	13,741.20
Additional labor to clean jobsite at the end of each workday								
4. LAB	LBR	+ General Laborer - per hour						
	24	24.00 HR [*]		0.00+	152.68 =	0.00	732.86	4,397.18
additional labor for cartage of material to and from jobsite								
5. FEE	ENG	+ Engineering fees (Bid Item)						
	1	1.00 EA [*]		0.00+	12,500.00 =	0.00	2,500.00	15,000.00
budget number from engineer								
6. FEE	TIPF	+ Taxes, insurance, permits & fees (Bid Item)						
	1	1.00 EA						AS INCURRED
7. TMP	TLT	+ Temporary toilet (per month)						
	4	4.00 MO		0.00+	248.00 =	0.00	198.40	1,190.40
8. TMP	HWS	+ Temporary hand washing station (per month)						
	4	4.00 MO		0.00+	242.04 =	0.00	193.64	1,161.80
9. CON	LAB	+ Content Manipulation charge - per hour						
	10*8*4	320.00 HR [*]		0.00+	152.68 =	0.00	9,771.52	58,629.12
10 people 8 days to move contents back in								
Totals: General						0.00	26,271.72	157,630.29

Main Level

Main Level

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
10. CLN	FINALC	+ Final cleaning - construction - Commercial						
	F	9041.63 SF [*]		0.00+	0.78 =	0.00	1,410.50	8,462.97
11. HVC	LAB	+ HVAC Technician - per hour						
	2*8*2	32.00 HR [*]		0.00+	244.26 =	0.00	1,563.26	9,379.58
Clean ductwork at the end of recon								
Total: Main Level						0.00	2,973.76	17,842.55

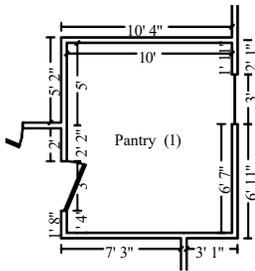
4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #: 765595
Tax ID#: 94-3267563



Kitchen

Height: 11' 6"

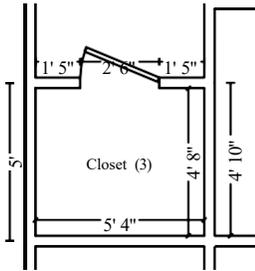
3563.48 SF Walls	1512.21 SF Ceiling
5075.69 SF Walls & Ceiling	1512.21 SF Floor
168.02 SY Flooring	309.87 LF Floor Perimeter
309.87 LF Ceil. Perimeter	



Subroom: Pantry (1)

Height: 11' 6"

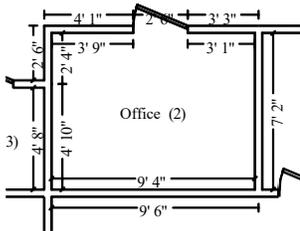
494.50 SF Walls	115.00 SF Ceiling
609.50 SF Walls & Ceiling	115.00 SF Floor
12.78 SY Flooring	43.00 LF Floor Perimeter
43.00 LF Ceil. Perimeter	



Subroom: Closet (3)

Height: 11' 6"

230.01 SF Walls	24.89 SF Ceiling
254.90 SF Walls & Ceiling	24.89 SF Floor
2.77 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	



Subroom: Office (2)

Height: 11' 6"

379.61 SF Walls	66.94 SF Ceiling
446.55 SF Walls & Ceiling	66.94 SF Floor
7.44 SY Flooring	33.01 LF Floor Perimeter
33.01 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	QTY			TAX	O&P	TOTAL
			RESET	REMOVE	REPLACE			
12. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	F		1710.70 SF	0.00	2.17+	80.68	758.58	4,551.48
13. ELE	OSRS	+ Outlet or switch - Detach & reset						
	14		14.00 EA	0.00	53.03 =	0.00	148.48	890.90
14. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	PF*4+(11+8'3+20+8+1 3+13+3'6)*4		1930.52 SF	0.00	1.52 =	122.64	611.40	3,668.43



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #: 765595
 Tax ID#: 94-3267563

CONTINUED - Kitchen

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
15. FRM	SH1/2T	+ Sheathing - plywood - 1/2" - treated						
	PF*4+(11+8'3+20+3'6) *4	1794.52 SF [*]		0.00+	4.96 =	407.63	1,861.68	11,170.13
Material for shear paneling - per permits								
16. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*8*4	64.00 HR [*]		0.00+	205.10 =	0.00	2,625.28	15,751.68
Labor to install shear paneling and shear nailing pattern per permits								
17. DRY	LF>5/8	+ 5/8" - drywall per LF - up to 4' tall						
	PF+11+8'3+20+8+13+1 3+3'6	482.63 LF [*]		0.00+	34.64 =	156.55	3,374.98	20,249.83
18. DRY	TEX++	+ Texture drywall - smooth / skim coat						
	W	4667.61 SF [*]		0.00+	3.56 =	71.88	3,337.72	20,026.29
19. PNT	SP+	+ Seal/prime (1 coat) then paint (1 coat) the walls - 2 colors						
	W	4667.61 SF [*]		0.00+	3.10 =	116.81	2,917.28	17,503.68
20. PNL	FRPT	+ Fiberglass reinforced plastic (FRP) paneling w/trim						
	W	4667.61 SF [*]		0.00+	17.12 =	741.28	16,130.16	96,780.92
21. PLM	FLDCI>	+ Floor drain - cast iron (no-hub) - 6"						
	4	4.00 EA [*]		0.00+	661.55 =	180.62	565.36	3,392.18
22. FCT	AV++	- Remove Tile floor covering - Commercial grade						
	.5F	855.35 SF [*]		8.40+	0.00 =	0.00	1,436.98	8,621.92
23. FCT	MORTAR	+ Mortar bed for tile floors						
	F	1710.70 SF [*]		0.00+	10.91 =	377.06	3,808.16	22,848.96
24. FCT	AV++	+ Tile floor covering - Commercial grade						
	F	1710.70 SF [*]		0.00+	34.83 =	2,153.69	12,347.48	74,084.85
15% waste added								
25. FCT	B++	+ Tile base - Commercial grade						
	PF	405.88 LF [*]		0.00+	52.96 =	399.64	4,379.00	26,274.04
26. PLM	LAB	+ Plumber - per hour						
	2*8*4	64.00 HR [*]		0.00+	264.54 =	0.00	3,386.12	20,316.68
Labor to detach and reset all kitchen equipment, including sinks, ovens countertops and fridges								
27. PLM	SUP	+ Plumbing fixture supply line						
	8	8.00 EA [*]		0.00+	39.30 =	5.57	64.00	383.97
28. PLM	STOP	+ Angle stop valve						
	8	8.00 EA [*]		0.00+	76.61 =	9.61	124.50	746.99
29. ELE	LAB	+ Electrician - per hour						
	2*2+2*2	8.00 HR [*]		0.00+	276.31 =	0.00	442.10	2,652.58
Labor to detach and reset electrical labor for removed wall								
Totals: Kitchen						4,823.66	58,319.26	349,915.51



Restoration Management Company - Hayward

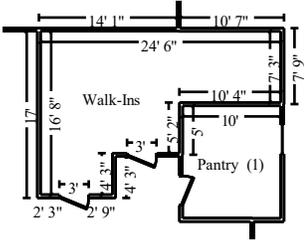
4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #:765595
 Tax ID#: 94-3267563

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
47. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	F	2910.67 SF	0.00	2.17+	0.00 =	137.27	1,290.70	7,744.12
48. ELE	OSRS	+ Outlet or switch - Detach & reset						
	3	3.00 EA	0.00	0.00+	53.03 =	0.00	31.82	190.91
49. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	(18+12'6+2+45'3)*4'6	349.88 SF	0.00	0.00+	1.52 =	22.23	110.80	664.85
50. FRM	SH1/2T	+ Sheathing - plywood - 1/2" - treated						
	(18+12'6+2+45'3)*4'6	349.88 SF	0.00	0.00+	4.96 =	79.48	362.98	2,177.86
Material for shear paneling - per permits								
51. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*8*2	32.00 HR	0.00	0.00+	205.10 =	0.00	1,312.64	7,875.84
Labor to install shear paneling and shear nailing pattern per permits								
52. DRY	5/8	+ 5/8" drywall - hung, taped, floated, ready for paint						
	18*11'6	207.00 SF	0.00	0.00+	5.80 =	16.14	243.34	1,460.08
53. DRY	LF>5/8	+ 5/8" - drywall per LF - up to 4' tall						
	12'6+2+4'3	18.75 LF	0.00	0.00+	34.64 =	6.08	131.12	786.70
54. DRY	TEX++	+ Texture drywall - smooth / skim coat						
	(12'6+2+4'3)*6+22*11'6	365.50 SF	0.00	0.00+	3.56 =	5.63	261.36	1,568.17
55. PNT	SP+	+ Seal/prime (1 coat) then paint (1 coat) more than the walls - 2 colors						
	W+PC*3	3796.69 SF	0.00	0.00+	3.10 =	95.01	2,372.94	14,237.69
3' ceiling overhang included because of mitigation tape and staples								
56. FCV	PREP+	+ Floor preparation for resilient flooring - Heavy						
	F	2910.67 SF	0.00	0.00+	2.12 =	56.03	1,245.32	7,471.97
57. FCV	PLK++	- Remove Vinyl plank flooring - Commercial grade						
	.5F	1455.33 SF	0.00	3.94+	0.00 =	0.00	1,146.80	6,880.80
58. FNC	B8H	- Remove Baseboard - 8" hardwood - 2 piece						
	.5PF	129.75 LF	0.00	2.00+	0.00 =	0.00	51.90	311.40
59. FCV	PLK++	+ Vinyl plank flooring - Commercial grade						
	F*1.15	3347.27 SF	0.00	0.00+	15.55 =	2,306.77	10,871.38	65,228.20
15% waste added								
60. FNC	B8H	+ Baseboard - 8" hardwood - 2 piece						
	PF	259.50 LF	0.00	0.00+	22.65 =	280.99	1,231.74	7,390.41
61. FCV	EDGE	+ Vinyl - metal transition strip						
	6+4+4	14.00 LF	0.00	0.00+	5.83 =	2.25	16.78	100.65
62. PNT	B>2	+ Paint baseboard, oversized - two coats						
	PF	259.50 LF	0.00	0.00+	4.35 =	7.49	227.26	1,363.58
Totals: Banquet Room						3,015.37	20,908.88	125,453.23



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #: 765595
 Tax ID#: 94-3267563



Walk-Ins

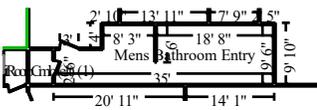
Height: 8'

658.94 SF Walls	282.41 SF Ceiling
941.35 SF Walls & Ceiling	282.41 SF Floor
31.38 SY Flooring	82.37 LF Floor Perimeter
82.37 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
63. FCT	AV++	- Remove Tile floor covering - Commercial grade						
	F	282.41 SF [*]		8.40+	0.00 =	0.00	474.44	2,846.68
64. FCT	MORTAR	+ Mortar bed for tile floors						
	F	282.41 SF [*]		0.00+	10.91 =	62.25	628.68	3,772.02
65. FCT	AV++	+ Tile floor covering - Commercial grade						
	F*1.15	324.77 SF [*]		0.00+	34.83 =	408.87	2,344.12	14,064.73
15% waste added								
66. FCT	B++	+ Tile base - Commercial grade						
	PF	82.37 LF [*]		0.00+	52.96 =	81.11	888.68	5,332.11
Totals: Walk-Ins						552.23	4,335.92	26,015.54

Mens Bathroom Entry

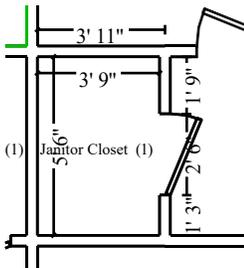
Height: 9'



909.00 SF Walls	299.31 SF Ceiling
1208.31 SF Walls & Ceiling	299.31 SF Floor
33.26 SY Flooring	101.00 LF Floor Perimeter
101.00 LF Ceil. Perimeter	

Subroom: Janitor Closet (1)

Height: 11' 6"



212.35 SF Walls	20.56 SF Ceiling
232.91 SF Walls & Ceiling	20.56 SF Floor
2.28 SY Flooring	18.47 LF Floor Perimeter
18.47 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #:765595
 Tax ID#: 94-3267563

CONTINUED - Mens Bathroom Entry

CAT	SEL CALC	ACT DESCRIPTION QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
67. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	F	319.82 SF [*]		2.17+	0.00 =	15.08	141.82	850.91
68. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*8*5	80.00 HR [*]		0.00+	205.10 =	0.00	3,281.60	19,689.60
labor to demo additional drywall as needed and replace dry rot framing with new								
PENDING ENGINEERING AND PERMITS								
69. FRM	ST6	M Material Only Stud wall - 2x6 (per BF)						
	STN:	191.00 BF		0.00+	1.04 =	19.12	43.54	261.30
PENDING ENGINEERING AND PERMITS								
70. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	35*9'6+PF1*4	406.36 SF [*]		0.00+	1.52 =	25.81	128.70	772.18
71. FRM	SH1/2T	+ Sheathing - plywood - 1/2" - treated						
	35*11	385.00 SF [*]		0.00+	4.96 =	87.45	399.42	2,396.47
Material for shear paneling - per permits								
72. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*8*2	32.00 HR [*]		0.00+	205.10 =	0.00	1,312.64	7,875.84
Labor to install shear paneling and shear nailing pattern per permits								
73. DRY	5/8	+ 5/8" drywall - hung, taped, floated, ready for paint						
	(35+9'6)*11	489.50 SF [*]		0.00+	5.80 =	38.16	575.46	3,452.72
74. DRY	LF>5/8	+ 5/8" - drywall per LF - up to 4' tall						
	PF1	18.47 LF [*]		0.00+	34.64 =	5.99	129.16	774.95
75. DRY	TEX++	+ Texture drywall - smooth / skim coat						
	(35+9'6)*11+W1	701.85 SF [*]		0.00+	3.56 =	10.81	501.88	3,011.28
76. PNT	SP+	+ Seal/prime (1 coat) then paint (1 coat) more than the ceiling perimeter - 2 colors						
	PC*5+C	917.20 SF [*]		0.00+	3.10 =	22.95	573.26	3,439.53
77. PLM	FLDCI>	+ Floor drain - cast iron (no-hub) - 6"						
	1	1.00 EA [*]		0.00+	661.55 =	45.16	141.36	848.07
78. TBA	PTD+	- Remove Paper towel dispenser with waste receptacle						
	1	1.00 EA [*]		114.59+	0.00 =	0.00	22.92	137.51
79. CAB	CTSSRS	+ Countertop - solid surface/granite - Detach & reset						
	8'3*2	16.50 SF [*]		0.00+	94.11 =	0.18	310.60	1,863.60
80. PLM	PTRAPRS	+ P-trap assembly - Detach & reset						
	3	3.00 EA [*]		0.00+	141.11 =	0.00	84.66	507.99
81. PLM	STOP	+ Angle stop valve						
	6	6.00 EA [*]		0.00+	76.61 =	7.21	93.38	560.25
82. PLM	SUP	+ Plumbing fixture supply line						
	6	6.00 EA [*]		0.00+	39.30 =	4.18	48.00	287.98



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #:765595
 Tax ID#: 94-3267563

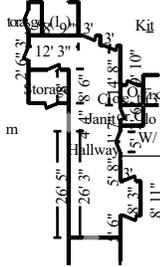
CONTINUED - Mens Bathroom Entry

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
83. PLM	SNKRS	+ Sink - single - Detach & reset						
	3	3.00 EA [*]		0.00+	353.79 =	0.22	212.32	1,273.91
84. PLM	FAUBA	R Detach & Reset Sink faucet - Bathroom						
	3	3.00 EA [*]	283.13	0.00+	0.00 =	0.00	169.88	1,019.27
85. TBA	GBARRS	+ Handicap grab bar - Detach & reset						
	2	2.00 EA [*]		0.00+	96.78 =	0.00	38.72	232.28
86. TBA	TLTPRS	+ Toilet partition - Detach & reset						
	4	4.00 EA [*]		0.00+	811.86 =	0.00	649.48	3,896.92
87. PLM	TLTRS	+ Toilet - Detach & reset						
	2	2.00 EA [*]		0.00+	568.88 =	1.83	227.92	1,367.51
88. PLM	URRS	+ Urinal - Detach & reset						
	3	3.00 EA [*]		0.00+	830.82 =	0.00	498.50	2,990.96
89. FNH	BAC	+ Bath accessory						
	4	4.00 EA [*]		0.00+	53.67 =	5.81	44.10	264.59
90. TBA	PTD+	I Install Paper towel dispenser with waste receptacle						
	1	1.00 EA [*]		0.00+	120.97 =	0.00	24.20	145.17
91. PLM	SSNK+	- Remove Service sink - corner - floor mounted						
	1	1.00 EA [*]		229.17+	0.00 =	0.00	45.84	275.01
92. PLM	SSNK+	I Install Service sink - corner - floor mounted						
	1	1.00 EA [*]		0.00+	855.08 =	0.00	171.02	1,026.10
93. MSD	AVRS	+ Mirror - plate glass - Detach & reset						
	3*4*4	48.00 SF [*]		0.00+	17.80 =	0.00	170.88	1,025.28
94. TIL	AV++	- Remove Ceramic/porcelain tile - Commercial grade						
	.5PF*4	238.93 SF [*]		6.71+	0.00 =	0.00	320.64	1,923.86
95. FCT	AV++	- Remove Tile floor covering - Commercial grade						
	F	319.82 SF [*]		8.40+	0.00 =	0.00	537.30	3,223.79
96. FCT	MORTAR	+ Mortar bed for tile floors						
	F+PF*4	797.68 SF [*]		0.00+	10.91 =	175.82	1,775.70	10,654.21
97. FCT	AV++	+ Tile floor covering - Commercial grade						
	F	319.82 SF [*]		0.00+	34.83 =	402.64	2,308.38	13,850.35
98. FCT	B++	+ Tile base - Commercial grade						
	PF	119.47 LF [*]		0.00+	52.96 =	117.63	1,288.94	7,733.70
99. TIL	AV++	+ Ceramic/porcelain tile - Commercial grade						
	PF*4	477.86 SF [*]		0.00+	43.58 =	641.16	4,293.26	25,759.56
Totals: Mens Bathroom Entry						1,627.21	20,565.48	123,392.65



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #: 765595
 Tax ID#: 94-3267563



Hallway

Height: 11' 6"

1726.69 SF Walls
 2460.93 SF Walls & Ceiling
 81.58 SY Flooring
 154.83 LF Ceil. Perimeter

734.24 SF Ceiling
 734.24 SF Floor
 146.75 LF Floor Perimeter

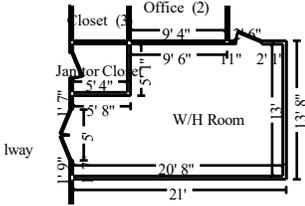
Missing Wall - Goes to Floor
 Missing Wall - Goes to Floor

4' 4" X 6' 8"
 3' 9" X 6' 8"

Opens into BANQUET_ROO2
 Opens into BACK_ENTRY

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
100. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	F	734.24 SF	0.00	2.17+	0.00 =	34.63	325.58	1,953.51
101. ELE	OSRS	+ Outlet or switch - Detach & reset						
	1	1.00 EA	0.00	0.00+	53.03 =	0.00	10.60	63.63
102. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	(8+9'6+4+4+4+4+4+5'3+7+2)*4	207.00 SF	0.00	0.00+	1.52 =	13.15	65.56	393.35
103. FRM	SH1/2T	+ Sheathing - plywood - 1/2" - treated						
	(5+3+5+6)*2	38.00 SF	0.00	0.00+	4.96 =	8.63	39.42	236.53
Material for shear paneling - per permits								
104. FRM	LAB	+ Carpenter - General Frammer - per hour						
	2*4	8.00 HR	0.00	0.00+	205.10 =	0.00	328.16	1,968.96
Labor to install shear paneling and shear nailing pattern per permits								
105. DRY	LF>5/8	+ 5/8" - drywall per LF - up to 4' tall						
	8+9'6+4+4+4+4+4+5'3+7+2	51.75 LF	0.00	0.00+	34.64 =	16.79	361.88	2,171.29
106. DRY	TEX++	+ Texture drywall - smooth / skim coat						
	(8+9'6+4+4+4+4+4+5'3+7+2)*6	310.50 SF	0.00	0.00+	3.56 =	4.78	222.04	1,332.20
107. PNT	SP+	+ Seal/prime (1 coat) then paint (1 coat) more than the walls - 2 colors						
	W+C	2460.93 SF	0.00	0.00+	3.10 =	61.58	1,538.10	9,228.56
ceiling included because of mitigation tape and staples								
108. FNC	B8H	+ Baseboard - 8" hardwood - 2 piece						
	8+9'6+4+4+4+4+4+5'3+7+2	51.75 LF	0.00	0.00+	22.65 =	56.04	245.62	1,473.80
109. PNT	B>2	+ Paint baseboard, oversized - two coats						
	PF	146.75 LF	0.00	0.00+	4.35 =	4.24	128.52	771.12
110. CAB	BSS	+ Backsplash - stainless steel						
	(10+4'6+4'6+13+4+4)*9	360.00 SF	0.00	0.00+	53.29 =	436.94	3,924.26	23,545.60
Totals: Hallway						636.78	7,189.74	43,138.55

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #: 765595
Tax ID#: 94-3267563

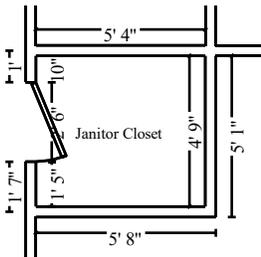


W/H Room

Height: 11' 6"

774.35 SF Walls	239.89 SF Ceiling
1014.24 SF Walls & Ceiling	239.89 SF Floor
26.65 SY Flooring	67.33 LF Floor Perimeter
67.33 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
111. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	25*10	250.00 SF [*]		2.17+	0.00 =	11.79	110.86	665.15
112. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	PF*4	269.34 SF [*]		0.00+	1.52 =	17.11	85.30	511.81
113. FRM	SH1/2T	+ Sheathing - plywood - 1/2" - treated						
	(8'6"+16'9")*2	50.50 SF [*]		0.00+	4.96 =	11.47	52.40	314.35
Material for shear paneling - per permits								
114. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*4	8.00 HR [*]		0.00+	205.10 =	0.00	328.16	1,968.96
Labor to install shear paneling and shear nailing pattern per permits								
115. DRY	LF>5/8	+ 5/8" - drywall per LF - up to 4' tall						
	PF	67.33 LF [*]		0.00+	34.64 =	21.84	470.82	2,824.97
116. DRY	TEX++	+ Texture drywall - smooth / skim coat						
	PF*4	269.34 SF [*]		0.00+	3.56 =	4.15	192.62	1,155.62
117. PNT	SP+	+ Seal/prime (1 coat) then paint (1 coat) more than the walls - 2 colors						
	W+C	1014.24 SF [*]		0.00+	3.10 =	25.38	633.90	3,803.42
ceiling included because of mitigation tape and staples								
Totals: W/H Room						91.74	1,874.06	11,244.28



Janitor Closet

Height: 11' 6"

231.83 SF Walls	25.31 SF Ceiling
257.15 SF Walls & Ceiling	25.31 SF Floor
2.81 SY Flooring	20.16 LF Floor Perimeter
20.16 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #:765595
 Tax ID#: 94-3267563

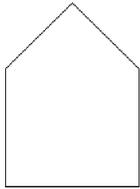
CONTINUED - Janitor Closet

CAT	SEL CALC	ACT DESCRIPTION QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
118. DMO	MASKFP+ F	- Floor prot. - cloth - skid resist, leak proof, cleanable 25.31 SF [*]		2.17+	0.00 =	1.19	11.22	67.33
119. INS	BT4+ PF*4	+ Batt insulation - 4" - R13 - unfaced batt 80.64 SF [*]		0.00+	1.52 =	5.12	25.54	153.23
120. ELE	OSRS 2	+ Outlet or switch - Detach & reset 2.00 EA [*]		0.00+	53.03 =	0.00	21.22	127.28
121. FRM	SH1/2T 5*5	+ Sheathing - plywood - 1/2" - treated 25.00 SF [*]		0.00+	4.96 =	5.68	25.94	155.62
Material for shear paneling - per permits								
122. FRM	LAB 2*2	+ Carpenter - General Frammer - per hour 4.00 HR [*]		0.00+	205.10 =	0.00	164.08	984.48
Labor to install shear paneling and sheer nailing pattern per permits								
123. DRY	LF>5/8 PF	+ 5/8" - drywall per LF - up to 4' tall 20.16 LF [*]		0.00+	34.64 =	6.54	140.96	845.84
124. DRY	TEX++ PF*6	+ Texture drywall - smooth / skim coat 120.96 SF [*]		0.00+	3.56 =	1.86	86.50	518.98
125. PNT	SP+ WC	+ Seal/prime (1 coat) then paint (1 coat) the walls and ceiling - 2 colors 257.15 SF [*]		0.00+	3.10 =	6.44	160.72	964.33
ceiling included because of mitigation tape and staples								
126. PLM	FAUBA 3	R Detach & Reset Sink faucet - Bathroom 3.00 EA [*]	283.13	0.00+	0.00 =	0.00	169.88	1,019.27
127. PLM	SSNK+ 1	- Remove Service sink - corner - floor mounted 1.00 EA [*]		229.17+	0.00 =	0.00	45.84	275.01
128. PLM	SSNK+ 1	I Install Service sink - corner - floor mounted 1.00 EA [*]		0.00+	855.08 =	0.00	171.02	1,026.10
129. PNL	FRPT W	+ Fiberglass reinforced plastic (FRP) paneling w/trim 231.83 SF [*]		0.00+	17.12 =	36.82	801.14	4,806.89
130. FCT	AV++ F	- Remove Tile floor covering - Commercial grade 25.31 SF [*]		8.40+	0.00 =	0.00	42.52	255.12
131. FCT	MORTAR F	+ Mortar bed for tile floors 25.31 SF [*]		0.00+	10.91 =	5.58	56.34	338.05
132. FCT	AV++ F*1.15	+ Tile floor covering - Commercial grade 29.11 SF [*]		0.00+	34.83 =	36.65	210.12	1,260.67
15% waste added								
133. FCT	B++ PF	+ Tile base - Commercial grade 20.16 LF [*]		0.00+	52.96 =	19.85	217.52	1,305.04
134. FRM	LAB 2+2	+ Carpenter - General Frammer - per hour 4.00 HR [*]		0.00+	205.10 =	0.00	164.08	984.48
labor to detach roof access ladder and reset								

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #:765595
Tax ID#: 94-3267563

CONTINUED - Janitor Closet

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
Totals: Janitor Closet						125.73	2,514.64	15,087.72



Exterior

Formula Elevation 30' x 12' x 0"

342.00 SF Walls
360.00 SF Long Wall
30.00 LF Ceil. Perimeter
30.00 LF Floor Perimeter
360.00 SF Short Wall

Missing Wall - Goes to neither Floor/Ceiling 3' X 6'

Opens into Exterior

CAT	SEL	ACT DESCRIPTION	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
135. DMO	MASKFP+	- Floor prot. - cloth - skid resist, leak proof, cleanable						
	30*5	150.00 SF [*]		2.17+	0.00 =	7.07	66.52	399.09
136. STU	AV	- Remove Metal lath & stucco						
	(8+8)*4	64.00 SF [*]		2.52+	0.00 =	0.00	32.26	193.54
PENDING ENGINEERING AND PERMITS								
137. INS	BT4+	+ Batt insulation - 4" - R13 - unfaced batt						
	(8+8)*4	64.00 SF [*]		0.00+	1.52 =	4.07	20.28	121.63
138. FRM	LAB	+ Carpenter - General Framer - per hour						
	2*8*2	32.00 HR [*]		0.00+	205.10 =	0.00	1,312.64	7,875.84
labor to demo and replace dry rot framing with new								
PENDING ENGINEERING AND PERMITS								
139. FRM	ST6	M Material Only Stud wall - 2x6 (per BF)						
	STN:	178.00 BF		0.00+	1.04 =	17.82	40.58	243.52
PENDING ENGINEERING AND PERMITS								
140. STU	AV	+ Metal lath & stucco						
	(8+8)*4	64.00 SF [*]		0.00+	18.66 =	8.62	240.56	1,443.42
PENDING ENGINEERING AND PERMITS								



Restoration Management Company - Hayward

4142 Point Eden Way
 Hayward, CA 94545
 Phone: 800-400-5058
 License #: 765595
 Tax ID#: 94-3267563

CONTINUED - Exterior

CAT	SEL CALC	ACT DESCRIPTION QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
141. STU	COLOR W	+ Stucco color coat (Redash) - sand texture 342.00 SF [*]		0.00+	9.58 =	15.47	658.38	3,950.21
Totals: Exterior						53.05	2,371.22	14,227.25
Total: Main Level						11,468.54	127,924.86	767,548.46
Line Item Totals: CIT170SFC209228-1						11,468.54	154,196.58	925,178.75

Additional Charges	Charge
California Lumber Assessment Fee	93.09
Additional Charges Total	\$93.09

Grand Total Areas:

18,745.73 SF Walls	9,050.11 SF Ceiling	27,795.84 SF Walls and Ceiling
9,041.63 SF Floor	1,004.63 SY Flooring	1,684.55 LF Floor Perimeter
360.00 SF Long Wall	360.00 SF Short Wall	1,706.21 LF Ceil. Perimeter
9,041.63 Floor Area	9,401.39 Total Area	20,960.72 Interior Wall Area
6,666.41 Exterior Wall Area	547.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Restoration Management Company - Hayward

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #:765595
Tax ID#: 94-3267563

Summary

Line Item Total	759,513.63
California Lumber Assessment Fee	93.09
Material Sales Tax	11,468.54
	<hr/>
Subtotal	771,075.26
Overhead	77,107.60
Profit	77,107.60
	<hr/>
Replacement Cost Value	\$925,290.46
Net Claim	\$925,290.46
	<hr/>

Nick Pandelis
Project Director



Restoration Management Company - Hayward

4142 Point Eden Way
Hayward, CA 94545
Phone: 800-400-5058
License #:765595
Tax ID#: 94-3267563

Recap by Category

O&P Items	Total	%
CABINETRY	20,737.22	2.24%
CLEANING	7,052.47	0.76%
CONTENT MANIPULATION	48,857.60	5.28%
GENERAL DEMOLITION	37,061.54	4.01%
DRYWALL	54,061.50	5.84%
ELECTRICAL	8,010.22	0.87%
FLOOR COVERING - CERAMIC TILE	160,726.93	17.37%
FLOOR COVERING - VINYL	58,302.29	6.30%
PERMITS AND FEES	12,500.00	1.35%
FINISH CARPENTRY / TRIMWORK	7,049.82	0.76%
FINISH HARDWARE	214.68	0.02%
FRAMING & ROUGH CARPENTRY	69,581.06	7.52%
HEAT, VENT & AIR CONDITIONING	7,816.32	0.84%
INSULATION	5,433.61	0.59%
LABOR ONLY	65,547.57	7.08%
MIRRORS & SHOWER DOORS	854.40	0.09%
PLUMBING	35,510.92	3.84%
PANELING & WOOD WALL FINISHES	85,213.77	9.21%
PAINTING	44,163.84	4.77%
STUCCO & EXTERIOR PLASTER	4,470.60	0.48%
TOILET & BATH ACCESSORIES	3,561.97	0.38%
TILE	20,825.14	2.25%
TEMPORARY REPAIRS	1,960.16	0.21%
O&P Items Subtotal	759,513.63	82.08%
Permits and Fees	93.09	0.01%
Material Sales Tax	11,468.54	1.24%
Overhead	77,107.60	8.33%
Profit	77,107.60	8.33%
Total	925,290.46	100.00%

